

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM  
GROUP 5

Property ID: R22208

Property Information

property address: 508 E 28TH ST

legal description: CITY OF BRYAN, BLOCK 49, LOT ALL, (INCL'S PT OF ALLEY) & PT PRESTON & E 27TH ROW'S

owner name/address: FIRST UNITED METHODIST CHURCH

OF BRYAN

PO BOX 3846

BRYAN, TX 77805-3846

full business name: First United Methodist Church / Christian Life Center

land use category: Institutional

type of business: Church

current zoning: C2

occupancy status: OCC

lot area (square feet): 90779

frontage along Texas Avenue (feet):

lot depth (feet): 250 275

sq. footage of building:

property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards

250 275 ft.

Improvements

# of buildings: 1 building height (feet): 35 # of stories: 2

type of buildings (specify): Concrete / Stone

building/site condition: 5

buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) East side, South side  
fr = 0 / str side = 24' / rear = 27'

approximate construction date: accessible to the public: ☒ yes ☐ no

possible historic resource: ☒ yes ☐ no sidewalks along Texas Avenue: ☐ yes ☐ no N/A

other improvements: ☐ yes ☒ no (specify) (pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use

# of signs: 1 type/material of sign: Stone / Concrete

overall condition (specify): good

removal of any dilapidated signs suggested? ☐ yes ☒ no (specify)

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 15

lot type: ☐ asphalt ☒ concrete ☐ other

space sizes: 18 sufficient off-street parking for existing land use: ☒ yes ☐ no unknown

overall condition: good

end islands or bay dividers: ☒ yes ☐ no landscaped islands: ☐ yes ☒ no

**Curb Cuts on Texas Avenue** *N/A*

how many: \_\_\_\_\_ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no  
if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

**Landscaping**

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: \_\_\_\_\_  
\_\_\_\_\_

**Outside Storage**

☐ yes ☒ no (specify) \_\_\_\_\_  
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no *N/A*

**Miscellaneous**

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? *N/A* ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

\_\_\_\_\_  
\_\_\_\_\_

accessible to alley: ☐ yes ☒ no

**Other Comments:**

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